

Fort Lowell Historic Zone Advisory Board
Meeting minutes September 25, 2007
Home of Jo McClure, 5440 E. Fort Lowell Road, 7 pm

1. Roll Call: Present: Catherine Varley, Bob Hastings, Carol Maywood, Elaine Hill, Peggy Sackheim, Mary Lou Nuttall, Mick Davidson, Minnette Burges, Diana K Osborne, Jo McClure. Absent: Bob Brisley, Carl Ewing
2. Review of Meeting minutes June, 2007: Approved.
3. Financial Report: Jo McClure. No change.
4. Plans review/previews. None.
5. New Business: None.
6. Old Business:
 - a. Portfolio distribution update: Dr. Maywood provided list.
 - b. Archiving: deferred.
 - c. Old Fort Lowell Neighborhood Association (OFLNA) updates: Elaine Hill showed a portfolio of photographs and sketches that were presented by Simon Herbert at the OFLNA Potluck of Sunday, September 23, and given to us. He is very excited about the (Atkins) project. Discussion: Can we get digital copies of these? **ACTION:** Peggy will provide gold-plated CDs to Simon Herbert and ask for copies. Discussion: We need to have a permanent place for archives and research, and as we are acquiring more digital resources, it may make sense to have a dedicated computer. Peggy offered a 2001 laptop. Can we upgrade this to meet our needs for the inventory project? As the Fort Lowell Park master plan proceeds, there may well be an ideal spot for Historic Zone office/archive/workspace, say, in the Commissary.

Elaine Hill reported that the San Pedro Chapel construction will begin very soon and last for 180 days. Lawsuit has been settled at cost to OFLNA of \$30,000+. The adobe house will be used by the project manager, so it will be unavailable at times, but they are aware that the neighborhood holds meetings in the room.
 - d. Monitoring of current projects:
 1. Schoolhouse property, 5301 E. Fort Lowell Road: no updates.
 2. 2920 N. Beverly: no updates.
 3. 5328 E. Fort Lowell Road: no updates.
 4. 5601 E. Fort Lowell Road: Elaine Hill reported on this “wildcat” project. Parks performed a survey and found that both property owners at 5601 and 5611 are encroaching on Park property approximately 1 foot. Mr Conroy has asked the property owners to sign a “letter of encroachment.” Discussion: The property owner

at 5301 (Mr. Rene Maruffo) has by-passed the zoning and permitting process of seeking and obtaining approval for construction of structures in this Historic Preservation Zone, under Development Standard No 9-03.0. He did not present plans for our recommendation to the City, thus the City has provided no permits. Therefore, the zoning process has failed. Failure of the zoning process has many costs, and the results can be seen in the long saga of 5301 E. Fort Lowell Road. We need to initiate a dialogue about this and other “wildcat projects.” **ACTION:** Peggy Sackheim will contact Jim Conroy of Tucson Parks and Recreation to ask the status of the City’s investigation on the property. Diana Osborne will contact Frank Podgorski (City) to discuss. She will compose an email about that conversation which will be passed to relevant authorities and to our Board. Minnette Burges will draft a letter with copy to Carol West, outlining our concerns about this and other “wildcat projects.”

5. Commissary. No news. Elaine Hill reported that Marty McCune was shocked to learn about the botched repairs to the Commissary buildings (during our Sept 15 inventory workshop) as well as the failure of the process, once again, as the plans were not presented to FLHZB for approval or comments. **ACTION:** Forward copy of the guidelines for Commissary maintenance to Ms. McCune. (Elaine Hill will do this)

6. San Pedro Chapel: Construction will begin soon, to last for 180 days.

e. Adkins property update: historic designation. Marty McCune had said that she would check on this during our Inventory Workshop meeting of Sept 15.

f. Inventory and inventory meeting update: Carol has drafted meeting notes, passed to Cate for comments. Notes will now be passed to Elaine Hill, Marty McCune, Bob Hastings and Jonathon Mabry, the others who attended, for their comments. Then the notes will be shared with the Board. Marty McCune provided us with City Development Standard list of properties in our Zone. We could see some typos and errors, so Carol Maywood reported that she has cross-checked and corrected the list. Although Ms McCune provided a detailed comparison of updating current inventory (our planned project) as well as increasing the National listing, we believe that our project will be less complicated and less costly (no need to hire consultants) as we are adding newly constructed homes (Adobes del Bosque and one or two on Presidio Road) to our existing inventory, and possibly changing designations of certain properties. NB: By definition, any new home, having gone through the approval process starting with FLHZB, is “contributing non-historic.”

ACTIONS: 1) Notes on Inventory workshop to all listed above. 2) Next inventory workshop at Peggy Sackheim’s residence at 7 pm on Tuesday, October 9, 2007 to plan our tasks. 3) Mrs. Sackheim will have copied the photo guidelines forwarded by Ms. McCune. 4) Contact homeowners in FLHZ and buffer zone via informational newsletter that we send via City neighborhood resources. NB: On final inventory forms, all computer data entry should be by one person.

g. Fort Lowell Restoration Advisory Committee: Mrs. Sackheim: no quorum last time. Next meeting will review the RFP for the Master Plan.

h. TMC PAD. Discussion: Outcome is in hands of City Zoning Examiner. Janet Marcus spoke out strongly about Glenn Street. It; it is going to be a mess. Craycroft road work may start soon, but are there funds? City will add turning lanes at the intersection. For TMC, special lanes are proposed like those at Broadway and Wilmot that will allow traffic to exit TMC, but will block residents to the east from making left turns.

i. Reaching out to Homeowners Associations within FLHZ: Our newsletter about planned inventory will be the first outreach effort to residents in the HZ and buffer zone.

7. Announcements:

a. OFLNA: as reported above.

b. Other:

1. The Board terms of Diana Osborne and Mary Lou Nuttall will expire this December. They are willing to remain as advisory members. Discussion: other potential members: **Action:** Peggy Sackheim will ask Dan Perino. Diana will ask Brooks Jeffery for recommendations. Other possibilities: Frank McClure, Mike Bell, Patsy Waterfall, Dennis Doxtater

8. Adjournment at 8:42 pm.

Next Meeting: 10/23/07 at 7 pm